

**SPECIAL REDEVELOPMENT AGENCY/CITY COUNCIL MEETING  
DECEMBER 10, 2002**

The meeting called to order as the City Council at 10:05 a.m.

Roll Call   Peters, Zucchet, Atkins, Lewis, Maienschein,  
                  Fyre, Madaffer, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager  
Lamont Ewell, Assistant City Manager  
Casey Gwinn, City Attorney  
Joyce Lane, City Clerk

The meeting adjourned as the City Council at 11:00 a.m.

The meeting reconvened as the Housing Authority at 11:00 a.m.

The meeting adjourned as the Housing Authority at 11:07 a.m.

The meeting reconvened as the Redevelopment Agency at 11:07 a.m.

**Adoption**

1.   **Advertise and Award of the North Park Theatre Retrofit (District 3).**

(RA 2003-72)

Approve the plans and specification for the North Park Theatre; authorize the Executive Director to advertise, accept bids and award contract to lowest responsible bidder; and stating for the record that the final Environmental Impact Report has been reviewed and considered prior to approving the project; directing the City Clerk to file a Notice of Determination.

Redevelopment Agency.

Auditor Certificate Number: AC 2300641

Motion by Member Atkins to approve  
Second by Member Lewis  
Vote: 9-0

**Redevelopment Agency Resolution number R-03568.**

The meeting adjourned as the Redevelopment Agency at 11:08 a.m.

SPECIAL REDEVELOPMENT AGENCY MINUTES - DECEMBER 10, 2002

The meeting reconvened as the City Council at 11:08 a.m.

The meeting adjourned as the City Council at 11:18 a.m. for a purpose of a break.

The meeting reconvened as the City Council at 11:25 a.m. by Mayor Murphy, and roll call taken.

**Adoption**

4. **Transfer of Baggage Building and the REA Site (Santa Fe Depot) to City and City's lease to Museum of Contemporary Art. (District 2).**

(RA 2003-84)

Certifying the MEIR, Subsequent EIR to the MEIR for the Proposed Ballpark & Ancillary Development Projects, and Associate Plan Amendments, and Secondary Study regarding the Third Implementation Agreement to the OPA with Catellus Development Corporation for development of the Museum of Contemporary Art/San Diego, Santa Fe Depot; and making certain findings and determinations regarding environmental impacts of the development.

(RA 2003-85)

Approving the transfer agreement and escrow instructions between the Agency, City, Catellus Development Corporation and the Museum of Contemporary Art.

(RA 2006-86) **Returned to Executive Director.**

Approving the Basic Concept/Schematic Drawings for the Museum of Contemporary Art/San Diego's Development of the Baggage Building and new addition to the REA site.

(RA 2003-87)

Approving the Third Implementation Agreement to the Amended and Restated Owner Participation Agreement with Catellus Development.

See Centre City Development Corporation report no. CCDC-02-16, dated December 4, 2002.

Council Companion Item Numbers S-501 and S-502.

Pam Hamilton, project manager, Centre City Development Corporation, presented staff report.

The meeting adjourned as the Redevelopment Agency at 12:03 p.m.

SPECIAL REDEVELOPMENT AGENCY MINUTES - DECEMBER 10, 2202

**Adoption**

The meeting called to order as the City Council at 2:08 p.m.

The meeting adjourned as the City Council at 2:09 p.m.

The meeting reconvened as the Redevelopment Agency at 2:09 p.m.

4. **Transfer of Baggage Building and the REA Site (Santa Fe Depot) to City and City's lease to Museum of Contemporary Art. (District 2).** (Continued)

Motion by Member Zucchet to approve as amended return (RA 2003-86) Basic Concept/Schematic Drawings to the Executive Director for further review and recommendation by the Historical Resources Board and return to Redevelopment Agency in 60 to 90 days (Peters, Maienschein, Inzunza, and Chair Murphy in opposition).

Second by Member Madaffer

Vote: 5-4

**Redevelopment Agency Resolution and Document numbers R-03569, R-03570 and D-03570, R-03571 and D-03571; and City Council Resolution numbers Subitem A, R-297503, Subitem B return to City Manager, Subitem C introduced to be adopted on January 7, 2003, R-297504 and R-297505.**

The meeting adjourned as the Redevelopment Agency at 3:13 p.m.

The meeting reconvened as the City Council at 3:13 p.m.

The meeting adjourned as the City Council at 3:15 p.m.

SPECIAL REDEVELOPMENT AGENCY MINUTES - DECEMBER 10, 2202

The meeting reconvened as the Redevelopment Agency at 3:15 p.m.

2. **Relocation Appeals Board Hearing - San Diego Refrigerated Services, Inc. (District 2).**

(Continued from meeting of October 15, 2002)

(RA 2003-45)

Concurring with the findings of the Relocation Appeals Board regarding the appeal of relocation benefits by San Diego Refrigerated Services, Inc., and making determination to deny all claims made for additional relocation benefits.

See Centre City Development Corporation report no. CCDC-02-04, dated October 2, 2002.

Staff: Bill Yee 533-7139

Atty: Elisa Cusato

Motion by Member Zucchet to continue to January 7, 2003

Second by Member Lewis

Vote: 9-0

The meeting adjourned as the Redevelopment Agency at 3:42 p.m. for a purpose of a break.

The meeting called to order as the City Council at 3:52 p.m. by Mayor Murphy and roll call taken.

The meeting adjourned as the City Council at 3:54 p.m.

The meeting reconvened as the Redevelopment Agency at 3:54 p.m.

SPECIAL REDEVELOPMENT AGENCY MINUTES - DECEMBER 10, 2002

3. **Owner Participation Agreement with Entrada. (District 2).**

(RA 2003-88)

Approving the Replacement Housing Plan for the Entrada Apartments.

(RA 2003-89)

Approving the Basic Concept/Schematic Drawings with respect to the Owner Participation Agreement between the Redevelopment Agency and Entrada, LLC.

See Centre City Development Corporation report no. CCDC-02-17, dated December 4, 2002.

Staff: Dale Royal 533-7108

Atty: Douglas Humphreys

Motion by Member Fyre to continue to January 7, 2003

Second by Member Madaffer

Vote: 9-0

**Adjournment**

The meeting adjourned as the Redevelopment Agency at 3:55 p.m.

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Secretary of The Redevelopment Agency  
of the City of San Diego, California

